

FOR LEASE

23 Public Square
Belleville, IL 62220



Class A Office and Retail Spaces

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Join the Following Tenants:

Edward Jones

Huntleigh Securities

The Law Office of Rhonda Riss

Belleville News Democrat

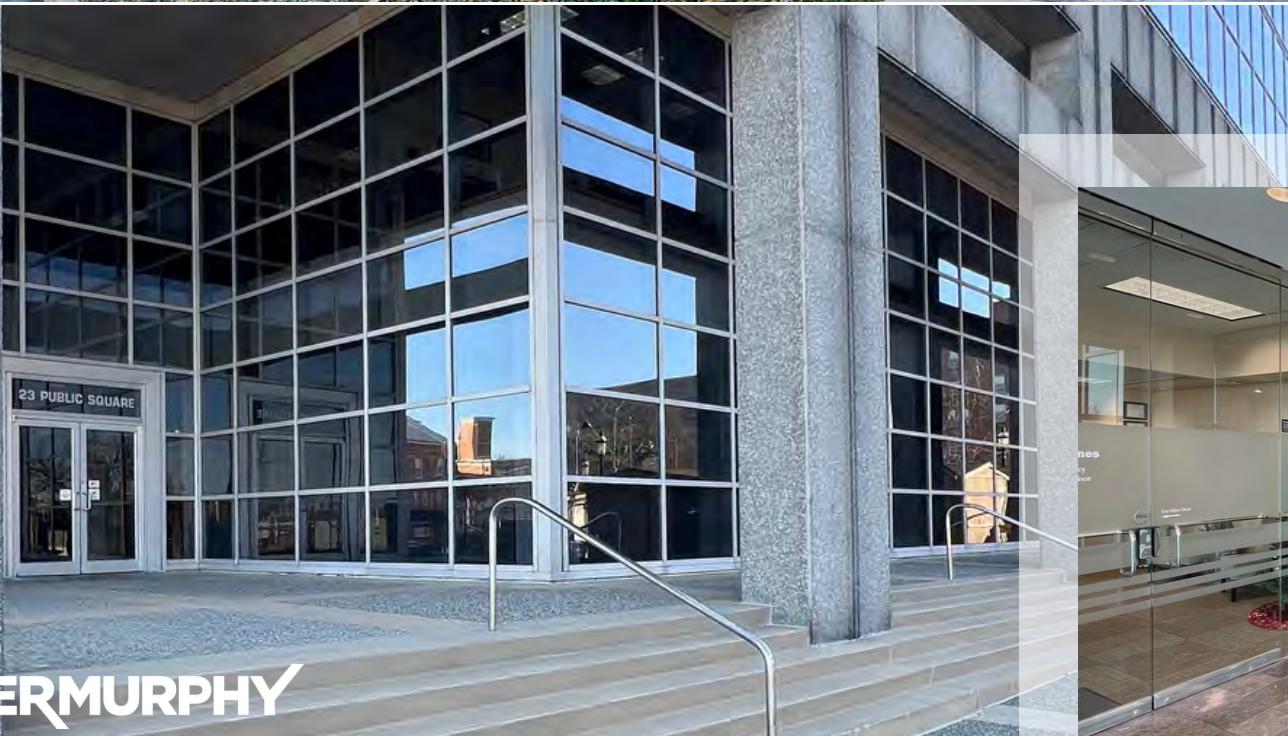
Mathis, Marifian & Richter, LTD.

Baker Sterchi Cowden & Rice LLC

Raymond James

Us Senator Tammy Duckworth

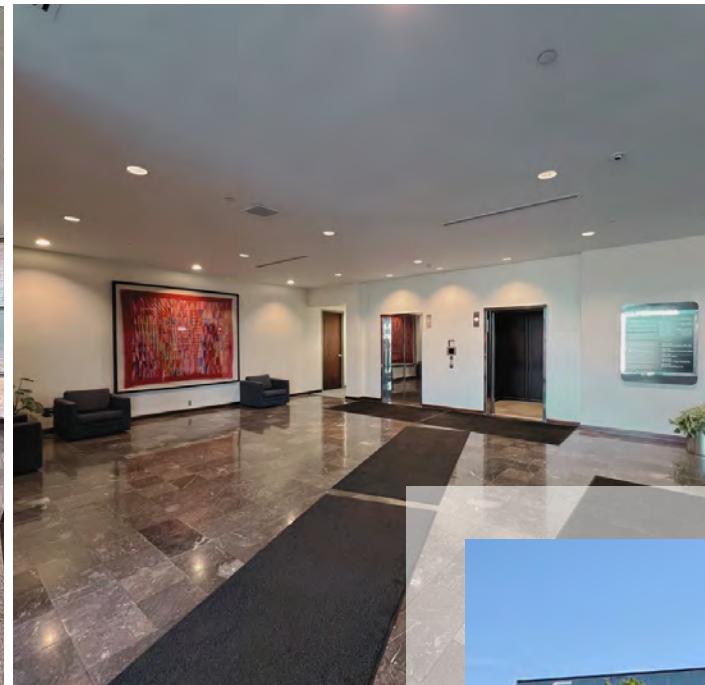
Access Engineering LLC



Tenant Amenities



The main entrance is situated directly off of the common parking area for tenants and adjacent to public parking.

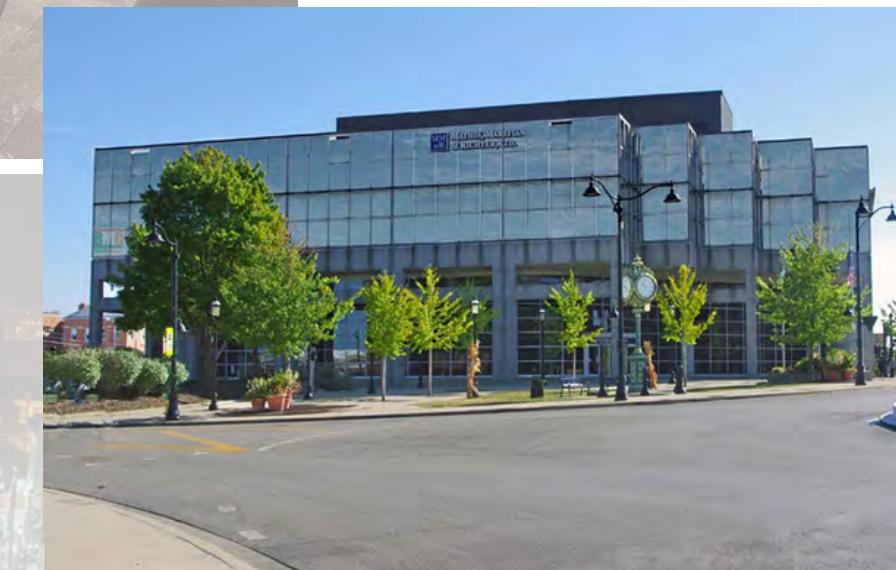


2nd floor large conference room available by reservation.

The building overlooks the iconic Belleville Square and Main Street.

Located directly across from St. Clair County Court House; within walking distance of numerous restaurants and shops.

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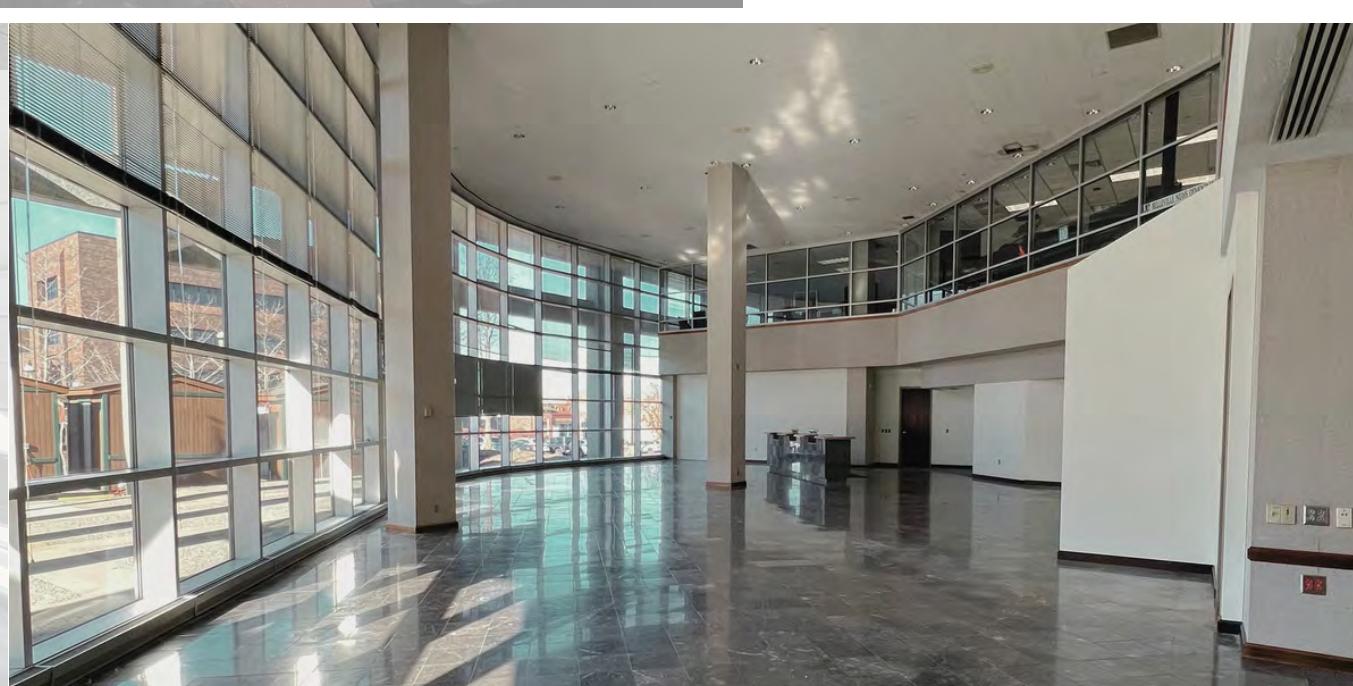
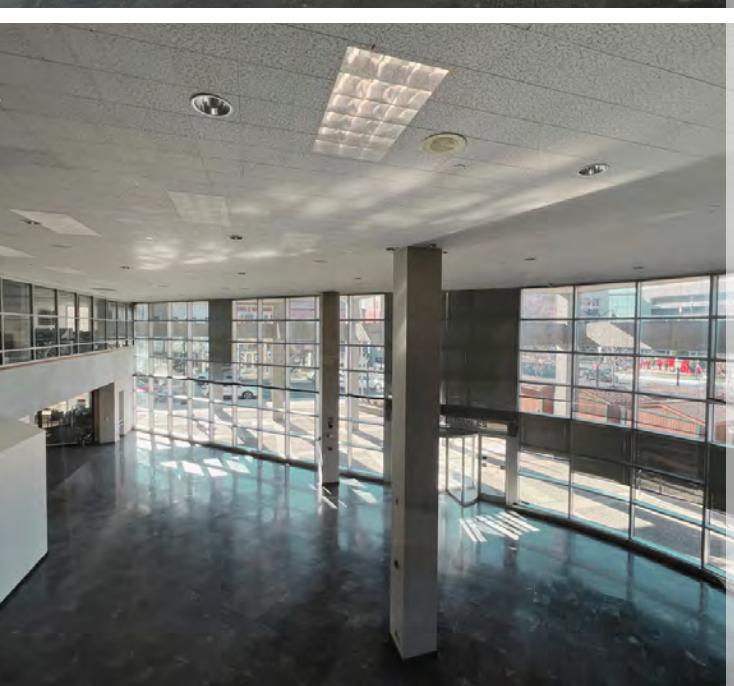




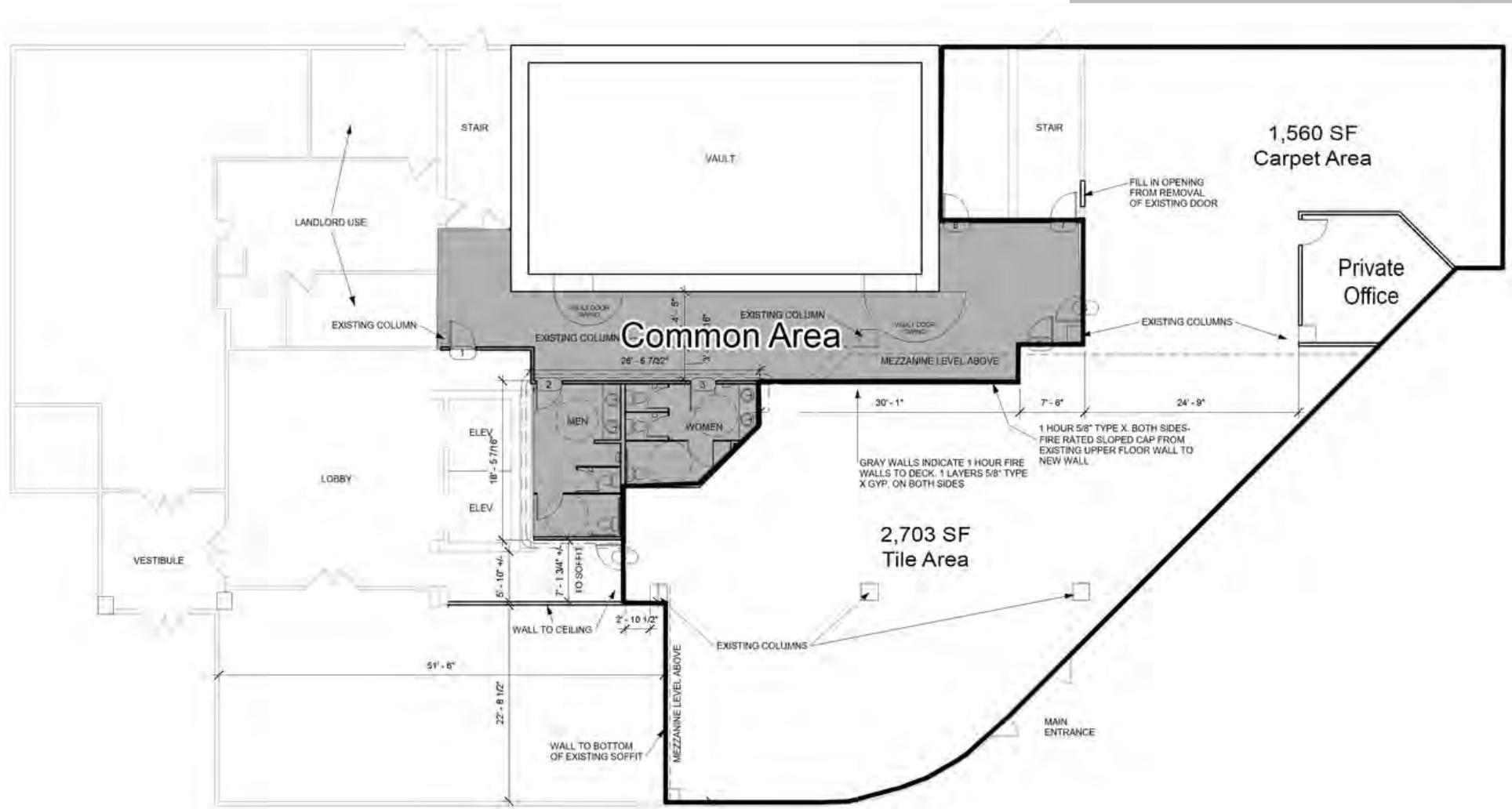
SUITE 100 4,263 SF

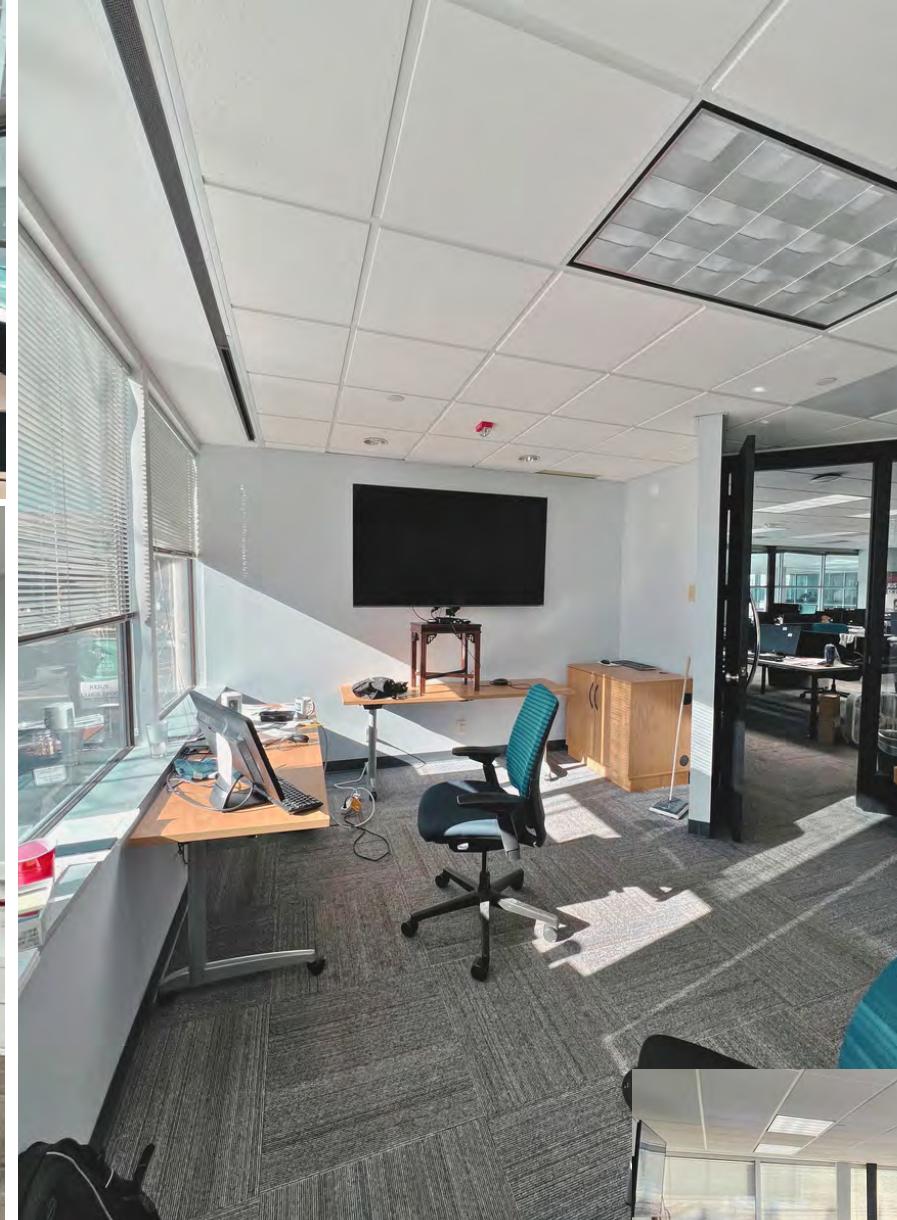
This suite overlooks the iconic Belleville public square directly on Main street.

The office space features modern amenities to cater to the needs of businesses of all kinds. With a welcoming environment, these office and retail spaces are an ideal choice for anyone looking for a prime location to set up their business.



SUITE 100: FLOOR PLAN

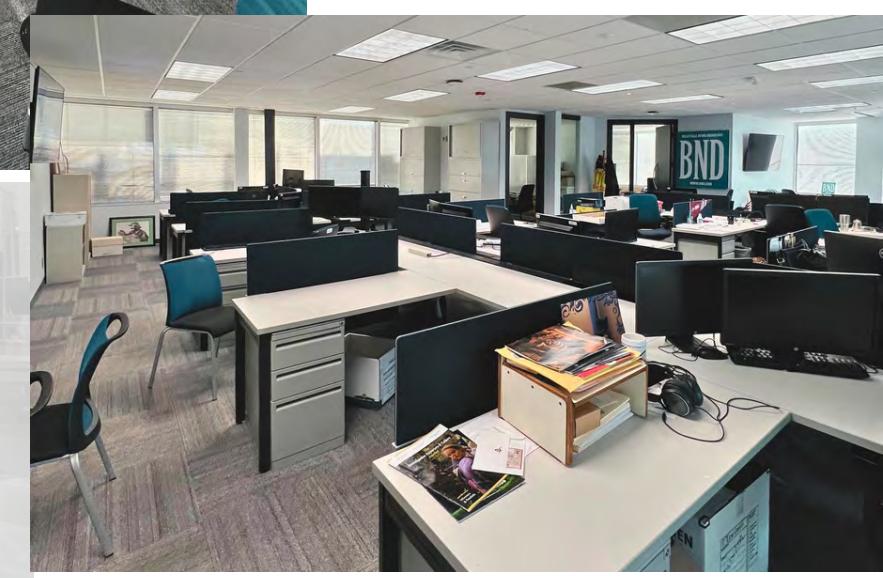
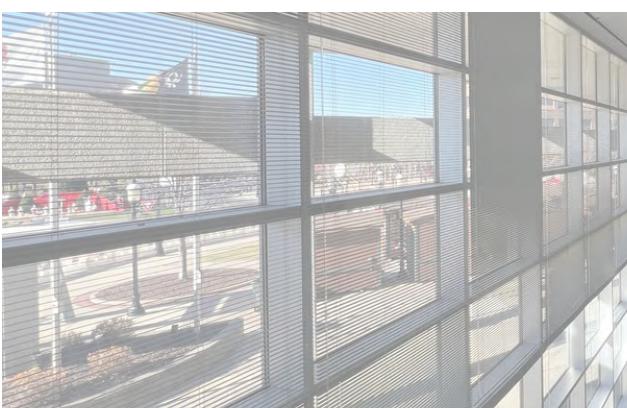




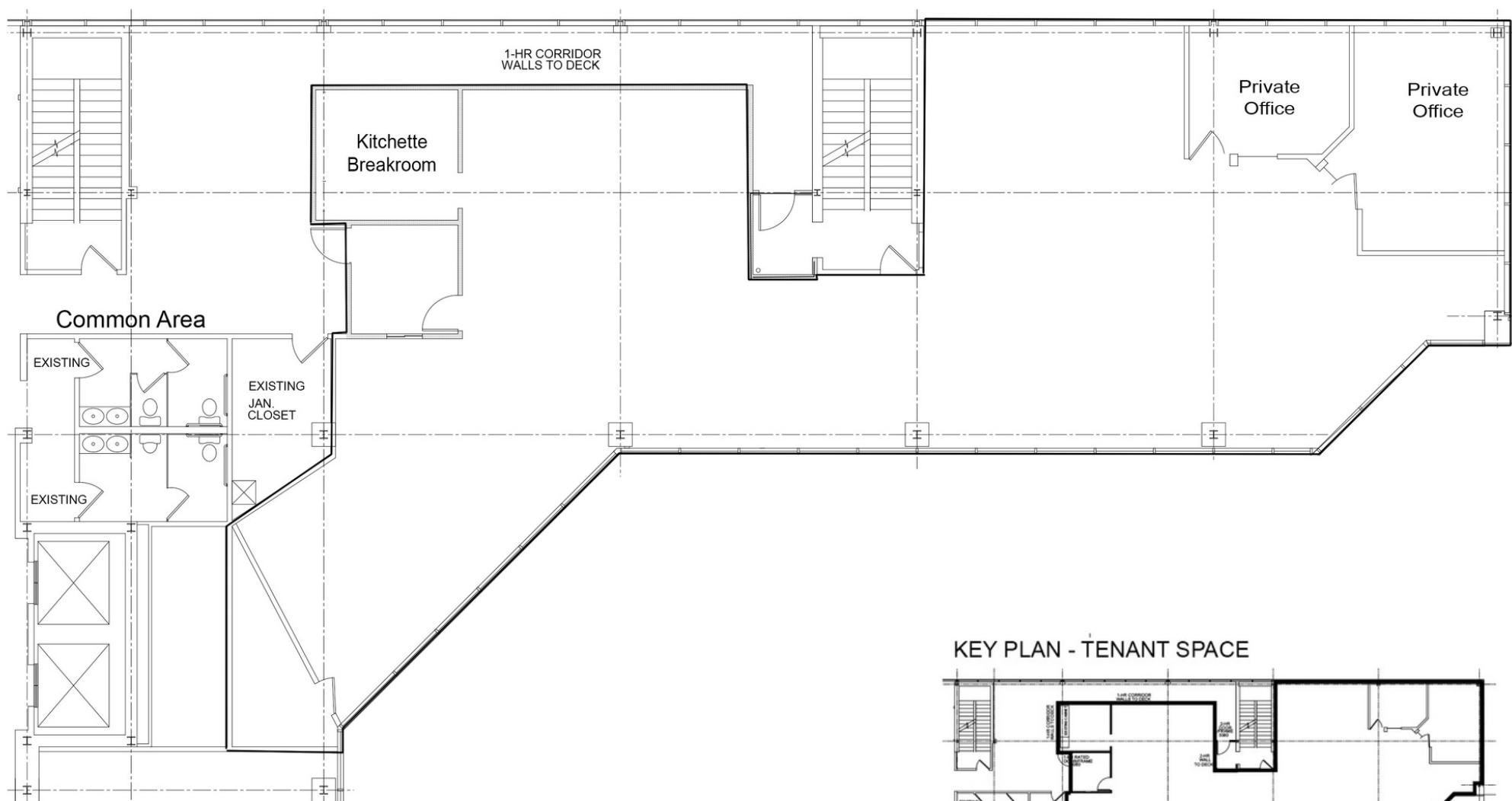
SUITE 240

3,500 SF

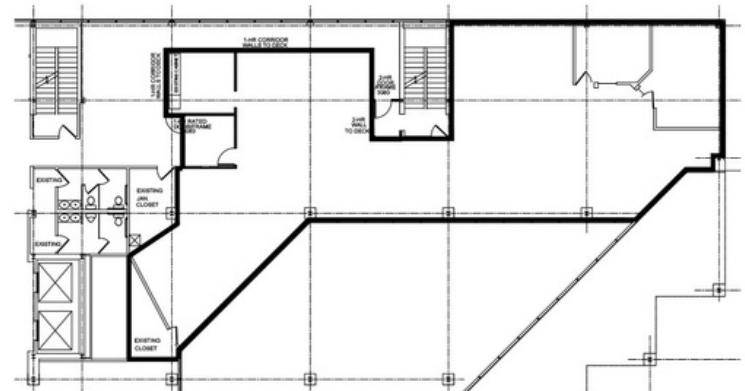
Located on the second floor by elevator or stairs overlooking the Belleville Public Square and downtown main street.



SUITE 240: FLOOR PLAN

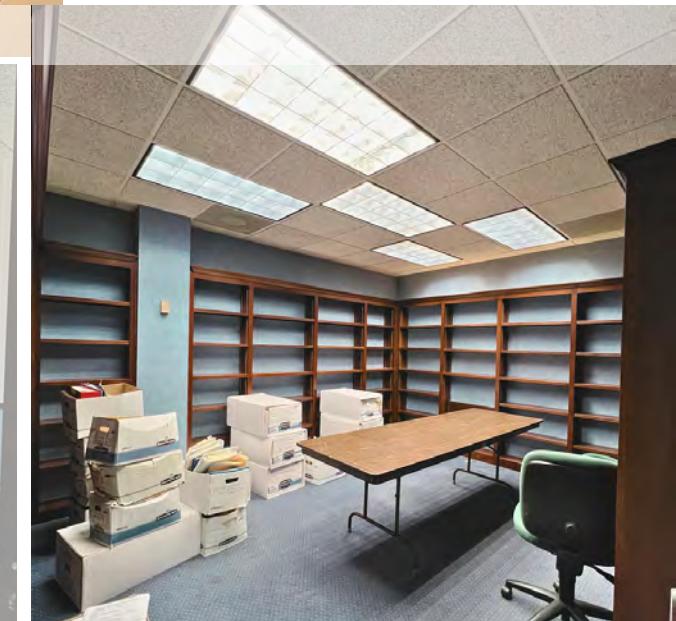


KEY PLAN - TENANT SPACE

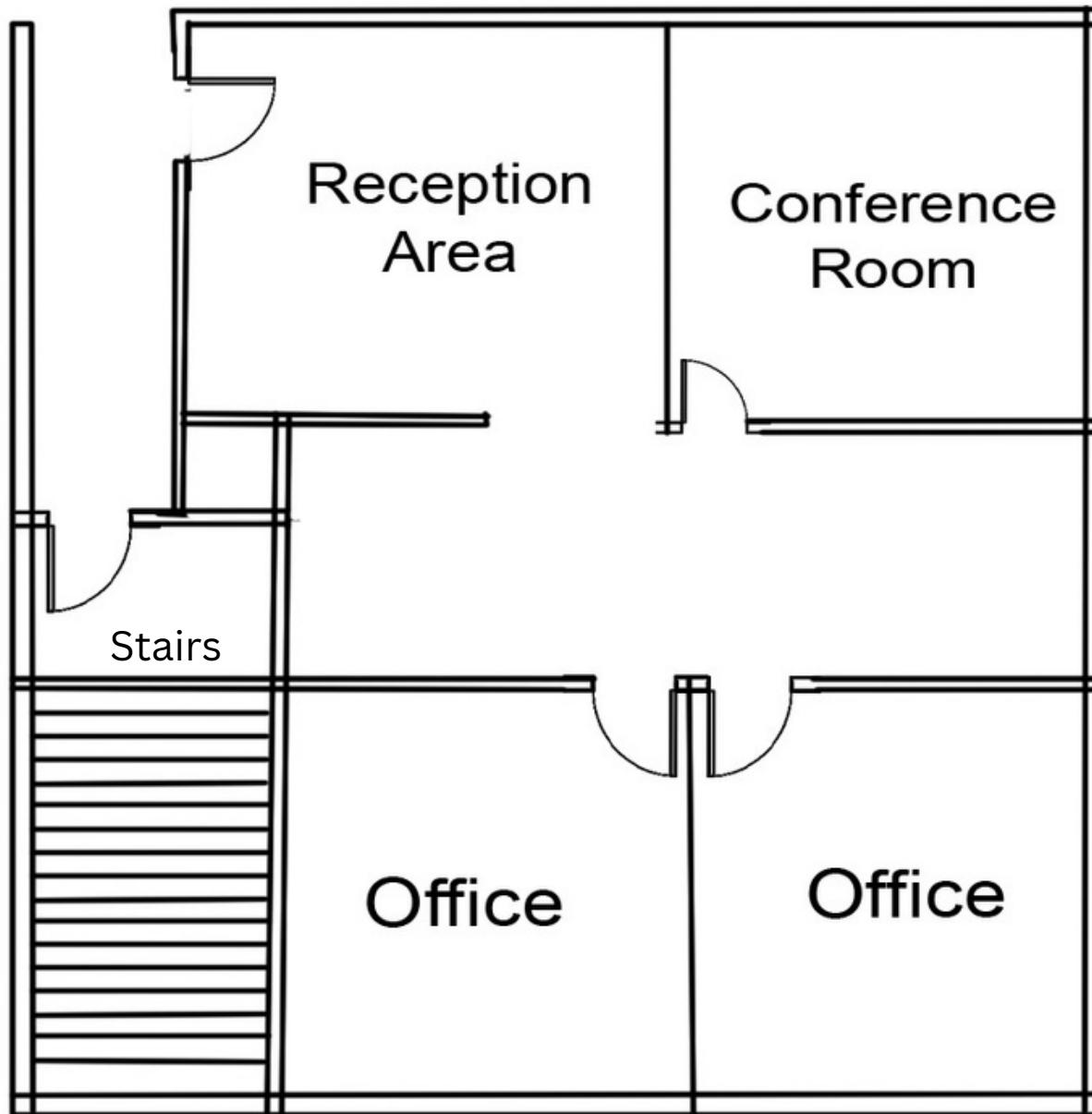


SUITE 440
1,008 SF

On the 4th floor this suite features a spacious reception area, conference room and two offices.

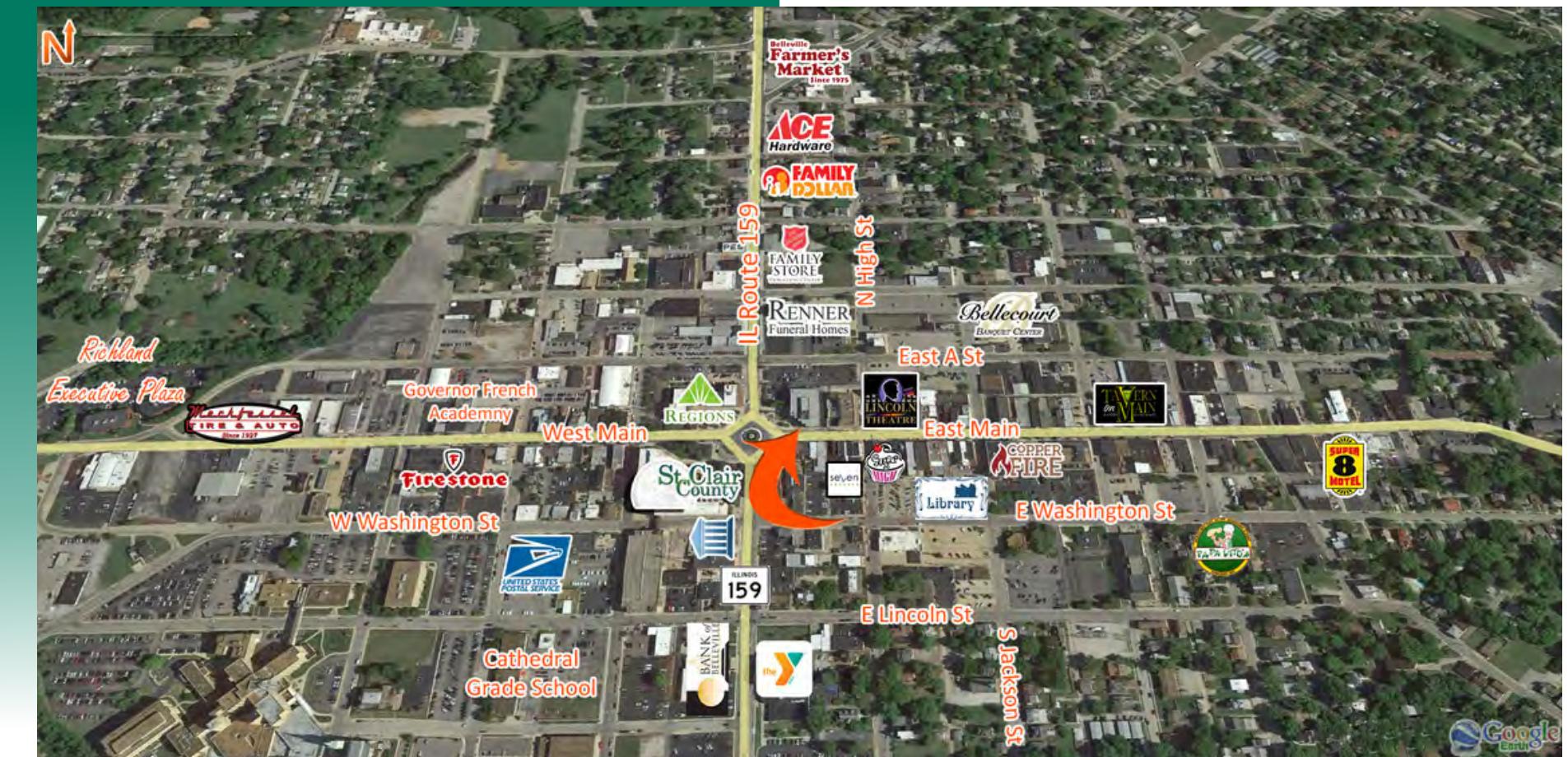


SUITE 440: FLOOR PLAN



AREA MAP

23 Public Square, Belleville, IL 62220



LOCATION OVERVIEW

The office/retail spaces are strategically situated in Downtown Belleville, IL, on the Public Square, surrounded by the local conveniences and amenities of Main Street. Being centrally located in the heart of the city, these office and retail spaces offer easy access to public transportation, making it convenient for employees and customers alike to reach the destination. The Public Square is a vibrant area with a variety of shops, restaurants, cafes, and entertainment venues, providing a perfect blend of work and leisure for those who work, live and visit the area.

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17: I-255



MidAmerica Airport
26 miles



17: I-255



9
Miles to I-255

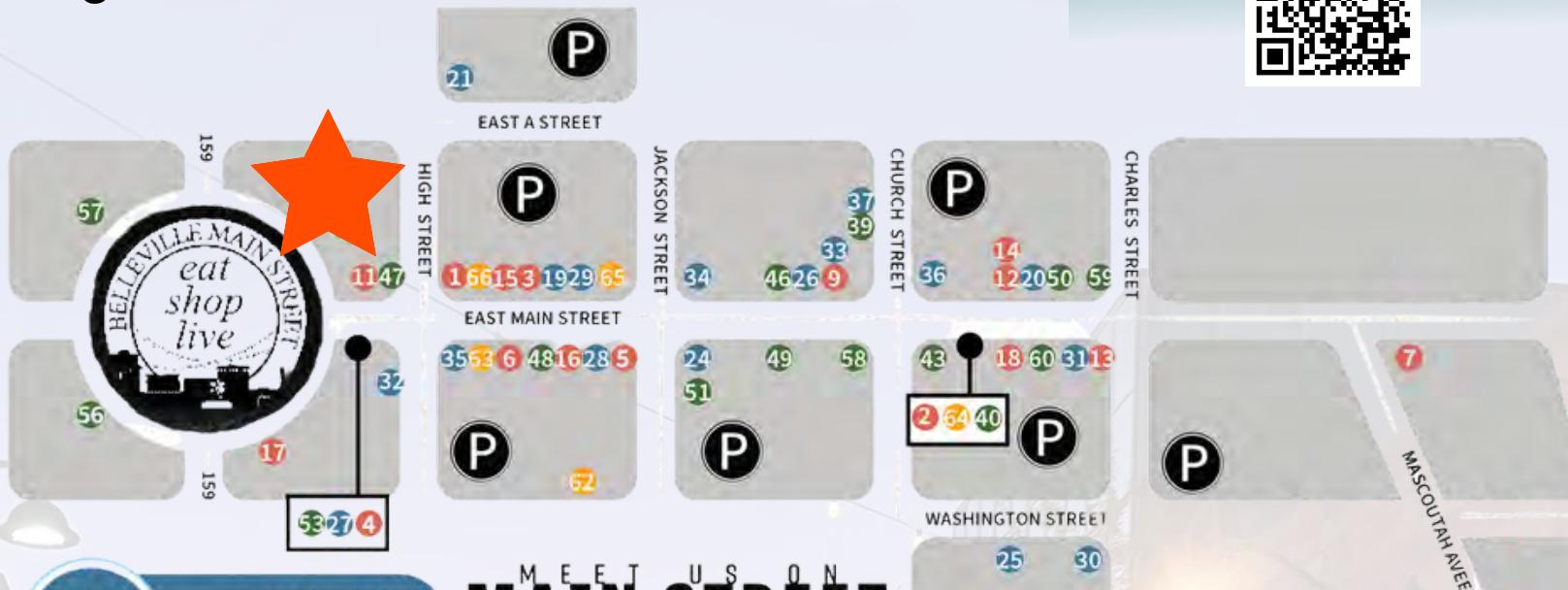
Belleville Main Street

LIVE. WORK. SHOP. PLAY.

All within walking distance

Scan to visit

www.bellevillemainstreet.net



- Abe's Gourmet Popcorn - 1
- Artisans Off Main - 2
- Blanquart's Jewelers - 3
- Blanquart's Rusty Gem - 4
- Circa Boutique - 5
- Collector's Corner/I Had That - 6
- Community Kindness - 7
- Cosmic Comics - 8
- Down the Hall Homebrew - 9
- Eckert's Florist - 10
- Elated Hearts - 11
- Eye on Design - 12
- Grimm & Gorly Florists & Gifts - 13
- JSB Designs - 14
- Kell's Clock Shop - 15
- Local Lucy's - 16
- Sawdust & Glitter - 17
- Toot's Cake & Candy Supply - 18



1 Bennie's Pizza Pub - 19
 Big Daddy's 618 - 20
 Casa Maria Mexican Grill - 21
 Cigar Inn - 22
 Club Escapade - 23
 Copper Fire - 24
 Grafted Wine Bar - 25
 Gruv Bistro & Wine Bar - 26
 Joe & Onie's - 27
 Lexis BFF - 28
 Margarita's Mexican Restaurant - 29
 Papa Vito's - 30
 Pour@322 - 31
 Seven Belleville - 32
 Shoehorn Brewing - 33
 SPACES - 34
 Sugar High Bakery & Cafe - 35
 Tavern On Main - 36
 The Office Lounge - 37
 Venue On Main - 38



MEET US ON **MAIN STREET**

In Downtown Belleville



All Star Carpet & Upholstery - 39	Hair on Main - 46	Nester Realty - 53
Ambassador Travel - 40	Heartland's Conservancy - 47	Precision Practice - 54
Avenue Realty - 41	Integrity Tattoos - 48	Raymond James & Associates Inc. - 55
Egyptian Workspace Partners - 42	Kaskaskia Engineering Group - 49	St. Clair County Courthouse - 56
Farnsworth Group - 43	Liese Lumber - 50	St. Clair County Health Department - 57
Firestone - 44	Lochmueller - 51	Scheffel Boyle - 58
Governor French Academy - 45	Mathis, Marifian & Richter - 52	Stages Wellness Holistic Center - 59

P

Public Parking Lot

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OFFICE PROPERTY SUMMARY

23 Public Square, Belleville, IL 62220

#1781

SALE INFORMATION:

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$20.00-\$23.00/SF
Lease Type: Full Service
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 61,898 SF
Total Available: 8,771 SF
Direct Lease: 8,771 SF
Sublease: 0 SF
Office: 8,771 SF
Min Divisible: 1,008 SF
Max Divisible: 4,263 SF

LAND MEASUREMENTS:

Acres: 1 AC
Frontage: FT
Depth: FT

PROPERTY INFORMATION:

Parcel No: 08-21.0-439-026
County: St. Clair
Zoning: B-1
Prior Use: Office/Retail
Complex:
Parking: 1 per 1,000 SF
Traffic Count: 14,500
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: 2022
Tax Year:



STRUCTURAL DATA:

Year Built: 1985
Rehab Year: 2005
Building Class: A
Clearance Min: 8'
Clearance Max: 14'
Sprinklers: YES
Exterior: Glass/Concrete
Floors: 4
Signage:

TRANSPORTATION:

Interstate: I-64 (6 Miles)
Rail: NA
Barge: NA
Airport: St. Louis Airport

COMMENTS:

Professional office building for lease. The building is located on the public square in Downtown Belleville, directly across from the St. Clair County Court House. There is on site private parking and additional public parking adjacent to the building. Ideally located within walking distance to numerous restaurants and shops.



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